

COMMITTEE OF ADJUSTMENT AGENDA

PLEASE TURN OFF ALL CELL PHONES DURING THE COMMITTEE HEARING

Location:

COUNCIL CHAMBERS

Hearing: MAY 12, 2016 AT 1:30 P.M.

- 1. CALL TO ORDER
- 2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
- 3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS- (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-033/16	1938597 ONTARIO INC	1355 AEROWOOD DR	5

DEFERRED APPLICATIONS - (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-043/15	ALAN PIERRE NOLET & LEANNE MARY NOLET	43 JOHN ST S	1
A-392/15	ALAN PIERRE NOLET & LEANNE MARY NOLET	43 JOHN ST S	1
A-393/15	PETER NOLET	42 FRONT ST S	1

NEW APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-183/16	2437299 ONTARIO INC.	888 FOURTH ST	1
A-184/16	WHITEROCK 5945-5955 AIRPORT ROAD MISSISSAUGA INC.	5945 AIRPORT RD	5
A-185/16	PORT CREDIT HOLDINGS INC.	231 LAKESHORE RD E	1
A-186/16	1672578 ONTARIO INC.	3062 HURONTARIO ST	7
A-187/16	ANDRE FREHN	786 TERLIN BLVD	2
A-188/16	LINDA BASMAJI	29 OAKWOOD AVE S	1
A-189/16	MIDWAY INVADER INC	6809 INVADER CRES	5
A-190/16	DANUTA NOWAKOWSKA-WOZNIAK	1291 HAIG BLVD	1 .
A-191/16	ANTONIO BOSCO	1445 GLENBURNIE RD	1

DEFERRED APPLICATIONS - (VARIANCE)

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)



COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 33/16

Ward 5

The Committee has set **Thursday**, **May 12**, **2016** at **1:30** pm in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

1938597 ONTARIO INC. is the owner of 1355, 1385, 1465, 1475, 1485, and 1495 AEROWOOD DRIVE and 5500, 5505, 5515, and 5525 Ambler Drive, Part of Lot 3, Concession 3, E.H.S., zoned C3-42, Commercial and E2, Employment. The applicant requests the consent of the Committee to the conveyance of a parcel of land proposing a lot frontage of approximately 103.80m (340.55ft.) and a lot area of approximately 1.25ha (3.08acres). The effect of the application is to create a new lot for employment purposes.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at www.mississauga.ca/portal/residents/cofa. General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at Citizens Guide to the Minor Variance Process Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.



Subject Property: 1355 AEROWOOD DR.

File Number : ______B033/16

Z Area: ____

Agent: GLEN SCHNARR & ASSOCIATES INC



j:\prj\nml\dgn\31303.rdl 2016/04/11 9:58:04 AM

Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 43/15

Ward 1

The Committee has set Thursday May 12, 2016 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

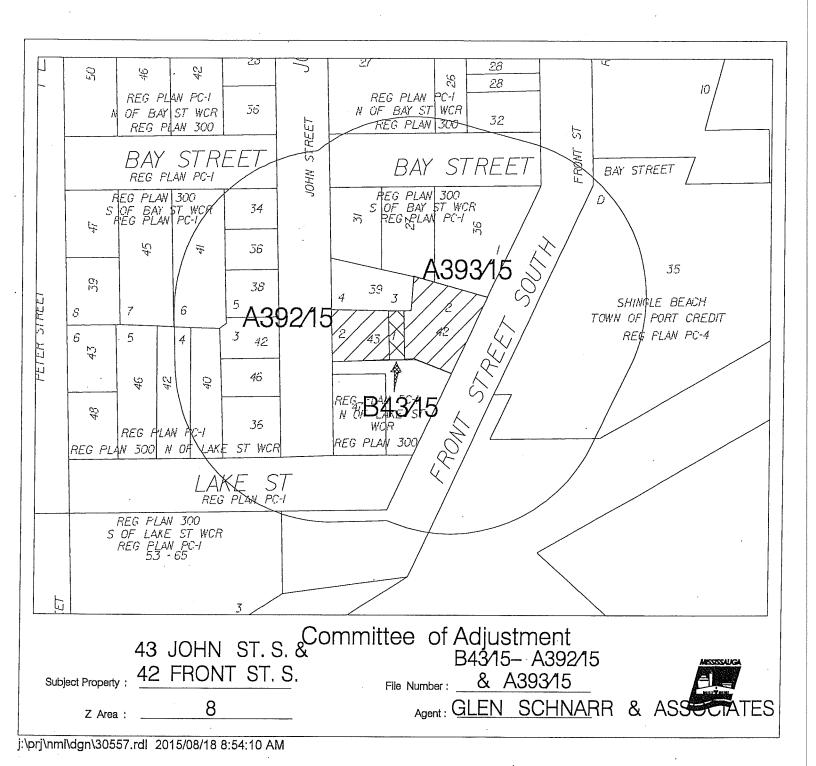
ALAN PIERRE NOLET & LEANNE MARY NOLET are the owners of 43 JOHN STREET SOUTH being Part of Lots 1 to 4, Plan 300W, zoned R15-1, Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land having an area of approximately 91.00m² (979.54sq.ft.). The effect of the application is to merge the lands with the lands to the east located at 42 Front Street.

The lands are also the subject of Minor Variance Application Files "A" 392/15 and "A" 393/15.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

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Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 392/15

Ward 1

The Committee has set Thursday May 12, 2016 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

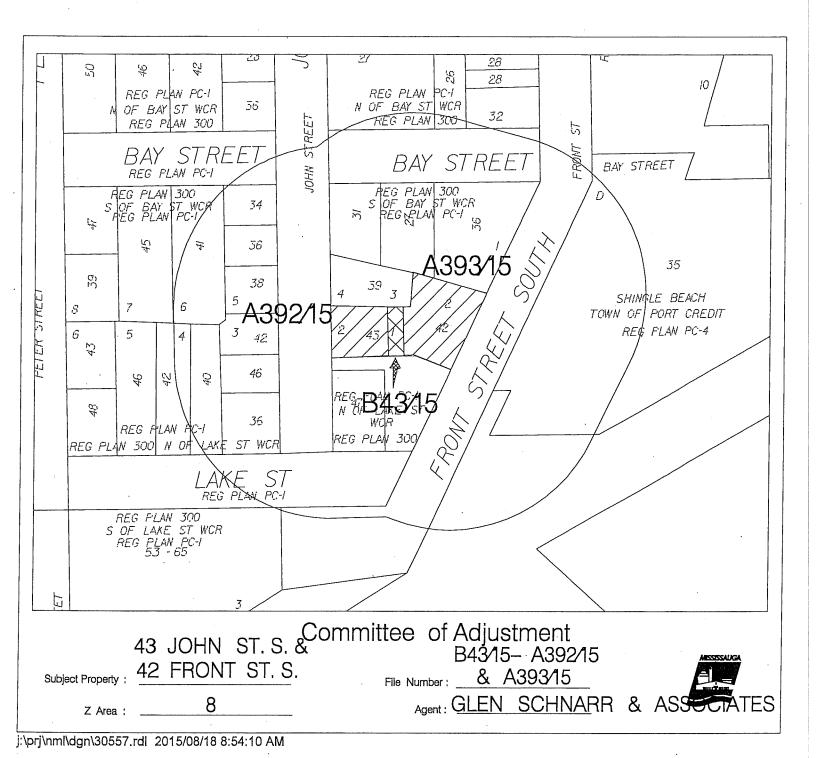
ALAN PIERRE NOLET & LEANNE MARY NOLET are the owners of 43 JOHN STREET SOUTH being Part of Lots 1 to 4, Plan 300W, zoned R15-1, Residential. The applicants request the Committee to authorize a minor variance to permit the existing dwelling to remain on a lot (being the retained parcel of Consent Application File "B" 43/15) proposing:

- 1. a front yard of 2.84m (9.31ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m (16.40ft.) in this instance;
- 2. an interior side yard of 0.70m (2.29ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance; and,
- 3. a lot area of 425.70m² (4,582.34sq.ft.); whereas By-law 0225-2007, as amended, requires a minimum lot area of 460.00m² (4,951.56sq.ft.) in this instance.

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Corrected Notice & Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 393/15 Ward 1

The Committee has set Thursday May 12, 2016 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

PETER NOLET is the owner of 42 FRONT STREET SOUTH being Part of Lots 1 to 4, Plan 300W, zoned R15-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing dwelling to remain on a lot (being the resultant parcel of Consent Application File "B" 43/15) proposing:

- to permit a second residential unit within the existing 76.00 m² (818.08 sq.ft) carriage house on the subject property; whereas By-law 0225-2007, as amended, only permits a second unit within the existing detached dwelling on the lot in this instance.
- 2. to permit the existing 76.00 m² (818.08 sq.ft) two storey carriage house to remain; whereas By-law 225-2007, as amended permits a maximum floor area of 10.00 m² (107.64 sq.ft) for an accessory structure in this instance,
- 3. to permit the carriage house having a height of 5.60 m (18.37ft.); whereas By-law 0225-2007, as amended permits a maximum accessory structure height of 3.00m (9.86 ft.) in this instance,
- 4. a side yard of 0.19m (0.62 ft.) to the carriage house; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93 ft.) in this instance,
- 5. a rear yard of 0.36m (1.18 ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.20m (3.93 ft.) in this instance,
- 6. to permit a balcony off the second floor of the existing carriage house, with a rear yard setback of 0.41m (1.34 ft.); whereas By-law 0225-2007, as amended, does not permit a balcony accessory to an accessory structure and permits a maximum encroachment of 1.00m (3.23 feet) into a required rear yard in this instance,
- 7. to permit a lot with a second unit to have two (2) driveways; whereas By-law 0225-2007, as amended, permits a lot with a second unit to have a maximum of one (1) driveway in this instance,
- to permit the existing driveways to remain having a combined driveway width of 11.87m (38.94 ft.), being one at 6.02m (19.75 ft.) and one at 5.85m (19.19 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (27.88 feet) in this instance,
- 9. to permit two (2) existing accessory structures to remain on the subject property; whereas By-law 0225-2007, as amended, permits a maximum of one (1) accessory structure in this instance; and,
- 10. to permit the existing dwelling to remain having a front yard setback of 2.95m (9.67ft) to the dwelling and 1.60 m (5.24ft.) to the porch, exclusive of stairs; whereas By-law 0225-2007, as amended, a minimum front yard of 5.00m (16.40ft. is required to the dwelling and 3.40m (11.15ft.) is required to the porch in this instance.

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File: "A" 183/16

Ward 1

The Committee has set **Thursday, May 12, 2016** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

2437299 ONTARIO INC. is the owner of 888 FOURTH STREET being Lots 191 and 192, Plan C-22, zoned RM1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new detached garage and an addition to the existing dwelling on the subject property proposing:

- 1. a setback of 18.25m (59.87ft.) to a railway right-of-way; whereas By-law 0225-2007, as amended, requires a minimum setback of 30.00m (98.42ft.) to a railway right-of-way in this instance;
- 2. a setback of 0.00m (0.00ft.) from the new portion of the driveway to the side property line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (2.00ft.) from the driveway to the side property line in this instance;
- 3. a front yard of 4.50m (14.76ft.) to the dwelling; whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00m (19.68ft.) in this instance;
- 4. a front yard of 2.41m (7.90ft.) inclusive of stairs; whereas By-law 0225-2007, as amended, requires a minimum front yard yard of 4.40m (14.43ft.) inclusive of stairs in this instance;

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

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Subject Property:	888 FOURTH ST.	File Number :A183/16	MESSESSAU DIE
Z Area :	6	Agent: A. TROTTER	



File: "A" 184/16

Ward 5

The Committee has set Thursday, May 12, 2016 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

WHITEROCK 5945-5955 AIRPORT ROAD MISSISSAUGA INC. is the owner of 5945 – 5955 AIRPORT ROAD being Part of Lot 5, Concession 7, E.H.S., zoned E2-68, Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a restaurant and outdoor patio on the subject property proposing to provide 500 parking spaces on the site; whereas By-law 0225-2007, as amended, does not permit an outdoor patio use and requires a minimum of 550 parking spaces to be provided on the site in this instance.

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Subject Property:	5945–5955	AIRPORT	RD
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File Number:

A184/16

Z Area: _

Agent: SPEARS & ASSOCIATES INC



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File: "A" 185/16

Ward 1

The Committee has set **Thursday, May 12, 2016** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

PORT CREDIT HOLDINGS INC. is the owner of 231 LAKESHORE ROAD EAST being Part of Lot 121, Plan H-21, zoned C4, Commercial. The applicant requests the Committee to authorize a minor variance to permit the operation of an outdoor patio on the subject property; whereas By-law 0225-2007, as amended, does not permit an outdoor patio in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

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	Committe	ee of Adjustment	

Subject Property:	231 LAKESHORE RD E	File Number:	A185/16
Z Area :	7	Agent :	GARFIELD THOMAS





File: "A" 186/16

Ward 7

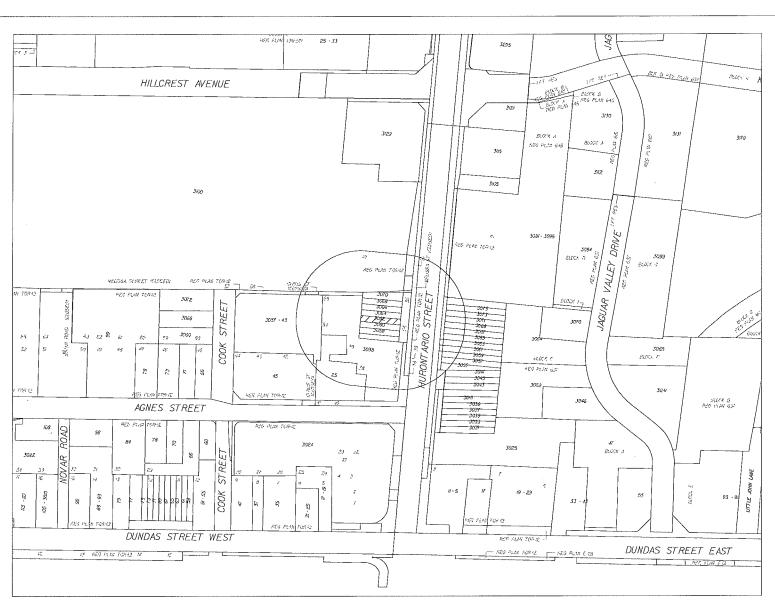
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1672578 ONTARIO INC. is the owner of 3062 HURONTARIO STREET being Part of Lots 54 and 55, Plan TOR-12, zoned C4, Commercial. The applicant requests the Committee to authorize a minor variance to continue to permit the operation of a take-out restaurant on the subject property providing two (2) parking spaces on site and permit the take-out restaurant to be located closer than 60.00m (196.85ft.) to a Residential zone, as previously approved pursuant to Committee of Adjustment Decision File "A" 385/08; whereas By-law 0225-2007, as amended, requires a toal of five (5) parking spaces on site and requires a minimum separation distance of 60.00m (196.85ft.) from a take-out restaurant to a Residential zone in this instance.

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Subject Property:	3063	HURONTARIO	QT
Subject Property:	3002	TURUNIARIO	ΟΙ ,

File Number: A186/16

Z Area : ______22

Agent: R. DHADDA





File: "A" 187/16

Ward 2

The Committee has set **Thursday, May 12, 2016** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ANDRE FREHN is the owner of 786 TERLIN BOULEVARD being Part of Lot 9, Range 2, C.I.R., zoned R2-4, Residential. The applicant requests the Committee to authorize a minor variance to permit additions and alterations to the existing dwelling proposing:

- 1. a combined width of side yards of 4.46m (14.63ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of 27.00% of the lot frontage, being 5.45m (17.88ft.) in this instance:
- 2. a south-westerly side yard of 1.90m (6.23ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m (7.90ft.) in this instance;
- 3. a dwelling height of 9.99m (32.77ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.00m (29.52ft.) in this instance; and,
- 4. a height of 6.91m (22.67ft.) to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (20.99ft.) in this instance.

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Subject Property:	786 TERLIN BLVD	File Number :	A187/16
Z Area :	9	Agent :	



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File: "A" 188/16

Ward 1

The Committee has set **Thursday**, **May 12**, **2016** at **1:30** pm in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

LINDA BASMAJI is the owner of 29 OAKWOOD AVENUE SOUTH being South Part of Lot 38, Plan D-09, zoned R15-8, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new detached two storey dwelling on the subject property proposing:

- 1. a height of 9.80m (32.15ft.) to the highest ridge of the sloped roof; whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (31.16ft.) to the highest ridge of the sloped roof in this instance; and,
- 2. a height of 6.95m from average grade to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m from average grade to the underside of the eaves in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at www.mississauga.ca/portal/residents/cofa. General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at Citizens Guide to the Minor Variance Process Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.



Subject Property:	29 OAKWOOD AVE. S.	File Number:	A188/16	
Z Area :	7	Agent :	GLEN SCHNARR & ASSOCIATES INC.	





File: "A" 189/16

Ward 5

The Committee has set **Thursday, May 12, 2016** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

MIDWAY INVADER INC. is the owner of 6809 INVADER CRESCENT being PLAN M479 LOT 6, zoned E2. The applicant requests the Committee to authorize a minor variance to permit the existing multi-occupancy building to provide a total of 153 parking spaces on site for the uses in the building; wheras By-law 0225-2007, as amended, requires a minimum of 186 parking spaces to be provided for all the uses on site in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

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Subject Property :	6809	INVADER	CRES.
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File Number : A189/16

Z Area : 42W

Agent: DUO CONSULTING GROUP





File: "A" 190/16

Ward 1

The Committee has set **Thursday**, **May 12**, **2016** at **1:30** pm in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

DANUTA NOWAKOWSKA-WOZNIAK is the owner of 1291 HAIG BOULEVARD being Part of Lot 7, Concession 2, S.D.S., zoned R3, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling proposing a northerly side yard of 1.35m (4.42ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (5.93ft.) in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

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Subject Property:	1291 HAIG BLVD.	File Number:	A190/16
Z Area :	6	Agent :	





File: "A" 191/16

Ward 1

The Committee has set Thursday May 12, 2016 at 01:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ANTONIO BOSCO is the owner of 1445 GLENBURNIE ROAD being Part of Lot 2, Range 2, C.I.R., and Lot 18, Plan G-20, zoned R2-5, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new dwelling on the subject property proposing:

- 1. a height of 8.74m (28.67ft.) to the top of a flat roof; whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (24.60ft.) to the top of a flat roof in this instance;
- 2. a combined width of side yards of 6.54 m (21.45 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.22 m (26.96 ft.) in this instance;
- 3. a dwelling depth of 22.67 m (74.37 ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00 m (65.61 ft.) in this instance; and,
- 4. a driveway width of 7.40 m (24.27 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00 m (19.68 ft.) in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at www.mississauga.ca/portal/residents/cofa. General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at Citizens Guide to the Minor Variance Process Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

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Subject Property:	1445 GLENBURNIE RD.	File Number : A191/16
Z Area :	8	Agent: W.E. OUGHTRED & ASSOCIATES INC.

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